160.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,400 / 780,400
					USE VALUE:	780,400 / 780,400
					ASSESSED:	780,400 / 780,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RALSTON BRAIN G & GRETCHEN G
Owner 2:	
Owner 3:	
Street 1:	99 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITE ROBERT E & BEATRICE L -
Owner 2:	-
Street 1:	99 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,642 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4642.000	385,200	3,700	391,500	780,400
Total Card	0.107	385,200	3,700	391,500	780,400
Total Parcel	0.107	385,200	3,700	391,500	780,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.50 | /Parcel: 333.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	385,300	3700	4,642.	391,500	780,500	780,500	Year End Roll	12/18/2019
2019	101	FV	290,500	3700	4,642.	391,500	685,700	685,700	Year End Roll	1/3/2019
2018	101	FV	290,500	3300	4,642.	346,700	640,500	640,500	Year End Roll	12/20/2017
2017	101	FV	290,500	3300	4,642.	290,800	584,600	584,600	Year End Roll	1/3/2017
2016	101	FV	290,500	3300	4,642.	290,800	584,600	584,600	Year End	1/4/2016
2015	101	FV	283,400	3300	4,642.	251,700	538,400	538,400	Year End Roll	12/11/2014
2014	101	FV	236,500	3300	4,642.	243,300	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	236,500	3300	4,642.	231,500	471,300	471,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE ROBERT E	63534-55		4/28/2014		634,000	No	No		
	10408-11		11/20/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	163	PATRIOT
1/19/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4642		Sq. Ft.	Site		0	70.	1.20	8									391,481						391,500	

Total AC/HA: 0.10657 | Total SF/SM: 4642 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,481 | Spl Credit | Total: 391,500

PRINT

Date	Time
12/11/20	02:35:59

LAST REV

Date	Time
10/12/18	10:46:33

apro

12516

User Acct

106744

GIS Ref

GIS Ref

Insp Date

10/06/18

!12516!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	106744
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21818185
Const Adj.:	0.98010004
Adj $ / SQ:	149.243
Other Features:	90750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473170
Depreciation:	88010
Depreciated Total:	385161

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

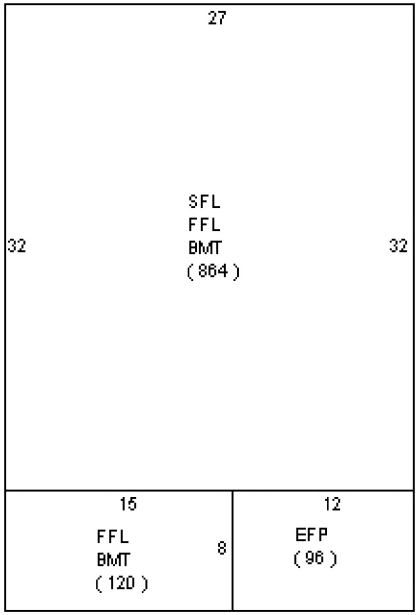
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.17
Special Features:	0	Val/Su Net:	131.56
Final Total:	385200	Val/Su SzAd	208.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	59.320	58,375
FFL	First Floor	984	149.240	146,855
SFL	Second Floor	864	149.240	128,946
EFP	Enclos Porch	96	54.480	5,230

Net Sketched Area:	2,928			Total:	339,406
Size Ad	1848	Gross Are	2928	FinArea	2340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1924	27.63	T	40	101			3,300			3,300
19	Patio	D	Y	1	8X12	A	AV	1980	6.00	T	31.2	101			400			400

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700